



Technical Plat Review Meeting

May 16, 2018

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 18-6197: Site Improvement Plan (3300 W. GROVE DR./PLANET FITNESS PARKING EXPANSION, 440): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3300 W. GROVE DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.37 acres. The request is for a parking lot expansion containing 33 spaces.
Planner: Harry Davis

2. LSD 18-6193: Large Scale Development (735 W. 15TH ST./BACKWATER COVE APTS., 600): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 735 W. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 3.33 acres. The request is for a 69-unit multi-family complex with associated parking.
Planner: Jonathan Curth

3. LSP 18-6213: Lot Split (1831 W. MITCHELL ST./DUNN, 520): Submitted by BLEW & ASSOCIATES, INC. for property located at the 1831 W. MITCHELL ST. The property is zoned RSF-8, Residential Single-family 8 Units per Acre and contains approximately 0.24 acres. The request is to split the parcel into 2 lots containing approximately 0.12 and 0.12 acres.
Planner: Quin Thompson

New Business:

4. LSP 18-6215: Lot Split (SE OF S. COLLEGE AVE. & E. 9TH ST./NIEDERMAN-CAMERON, 563): Submitted by BATES & ASSOCIATES, INC. for property located SE OF S. COLLEGE AVE. & E. 9TH ST. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.17 acres. The request is to split the parcel into 2 lots containing approximately 0.10, and 0.07 acres.
Planner: Jonathan Curth

5. LSP 18-6216: Lot Split (4182 N. HILLSIDE TERRACE/POWELL, 138): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 4182 N. HILLSIDE TERRACE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.00 acre. The request is to split the parcel into 2 lots containing approximately 0.37 and 0.63 acres.
Planner: Harry Davis

6. LSP-PLA 18-6218: Lot Split-Property Line Adjustment (2049 N. SUNSHINE RD./NOTTENKAMPER 359): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2049 N. SUNSHINE RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 7.80 and 1.00 acres. The request is to split and adjust the parcels into 3 lots containing approximately 4.72, 3.05, and 1.04 acres. Planner: Harry Davis

7. FPL 18-6220: Final Plat (SONOMA FALLS DR. & BAYBERRY AVE./HAMPTONS SD, PH. II & III, 608): Submitted by ENGINEERING SERVICES, INC. for property located at SONOMA FALLS DR. & BAYBERRY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 16.20 acres. The request is for final plat of 53 single family lots. Planner: Jonathan Curth

8. SIP 18-6217: Site Improvement Plan (800 BLOCK S. SCHOOL AVE./CASTLE RENTING, 562): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 800 BLOCK S. SCHOOL AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.80 acres. The request is for a 4,989-square foot commercial building with associated parking. Planner: Quin Thompson

In-House Staff Meeting
(Applicants/public do not attend)

May 14, 2018

9:00 AM

125 W. Mountain, Conference Room 2

9. SIP 16-5480: Site Improvement Plan (147 & 201 E. SPRING ST./SPRING ST. COTTAGES, 485): Submitted by THE INFILL GROUP, INC. for properties located at 147 & 201 E. SPRING ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.55 acres. The request is for three triplexes, one duplex, and one single family home (12 dwelling units). Planner: Quin Thompson

10. CUP 18-6214: Conditional Use (147 E. SPRING ST./SPRING ST. COTTAGES, 485): Submitted by THE INFILL GROUP, INC. for properties located at 147 E. SPRING ST. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain approximately 0.49 acres. The request is for 5-plexes in RI-U zoned district. Planner: Quin Thompson

11. CUP 18-6219: Conditional Use (5441 E. HUNTSVILLE RD./R. KRAMER, 610): Submitted by ROBERT KRAMER for property located at 5441 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.60 acres. The request is for an accessory structure more than 50% the size of the principal structure. Planner: Jonathan Curth